



# 3719 49 Street Calgary Alberta

\$290,000

Don't miss the opportunity to live in the highly sought-after adult complex of Landmark Estates (25+), ideally located across from Market Mall in a prime, walkable area close to transit, hospitals, and the University of Calgary. Situated in the Birch building, this exceptional main-floor corner unit offers 2 bedrooms, 2 baths, and a spacious, yard-like patio for private outdoor living. The bright kitchen features sleek white appliances and a garden bay window that lets in plenty of natural light, while the newer laminate flooring throughout enhances the modern, inviting atmosphere. The generous living room boasts a cozy wood-burning fireplace with a striking floor-to-ceiling flagstone surround, and the formal dining room is highlighted by a mirrored feature wall for added elegance. Adjacent to the living room, a convenient alcove provides the ideal space for a home office. Both bedrooms are generously sized, each featuring bay windows and ample closet space. The primary bedroom includes a 3-piece ensuite, while the full bathroom offers tiled floors and a soaking tub/shower combination. For your convenience, the unit comes with an assigned underground parking stall and a separate storage locker. Landmark Estates offers an array of amenities for residents, including shared laundry facilities on each floor, a lounge with a fireplace, a library, and beautifully landscaped grounds complete with winding walkways, a gazebo, and gardens. Monthly condo fees cover heat, water/sewer, and laundry. With top-tier shopping, extensive transit options, 470 acres of natural parks (including the award-winning Dale Hodges and Bowmont parks), Silver Springs Golf Course, Foothills Medical Centre, and the University District all nearby, this home offers the perfect maintenance-free living. (id:6769)

3pc Bathroom 8.00 Ft x 4.83 Ft  
4pc Bathroom 8.50 Ft x 5.08 Ft  
Bedroom 16.42 Ft x 9.58 Ft  
Dining room 8.75 Ft x 12.17 Ft

Family room 8.17 Ft x 5.83 Ft  
Kitchen 8.42 Ft x 9.08 Ft  
Living room 19.42 Ft x 15.25 Ft  
Primary Bedroom 17.50 Ft x 11.08 Ft

Listing Presented By:



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**Mirror**

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